



\*W3269004\*

When Recorded Return To:  
Cottonwood Title Insurance Agency, Inc.  
1544 N Woodland Park Dr, Ste 300  
Layton, UT 84041

E# 3269004 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Jan-23 09:27 AM FEE \$40.00 DEP DA  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

File No.: 162672-KAP

## SUBSTITUTION OF TRUSTEE

Notice is hereby given that Cottonwood Title Insurance Agency, Inc., 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, is hereby appointed Successor Trustee under that certain Trust Deed with Power of Sale and Assignment of Rents dated April 20, 2021, executed by SPB Ventures I, LLC, a Utah limited liability company as Trustor in which Hill Field Investments, Ltd., a Utah limited liability company is named Beneficiary, First American Title Insurance Company is named as Trustee, and recorded in the office of the Weber County Recorder, State of Utah on April 21, 2021 as Entry No. 3146583.

The trust estate affected by this Substitution of Trustee is the following described property located in Weber County, State of Utah:

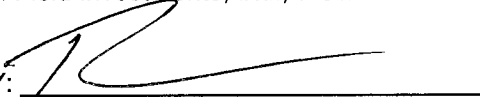
See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 15-041-0026, 15-060-0124, 15-060-0125, 15-061-0046, 15-061-0049, 15-061-0084 and 15-061-0085 (for Reference Purposes Only)

The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument.

Dated this 29<sup>th</sup> day of December, 2022.


Hill Field Investments, Ltd., a Utah limited liability company

BY:   
Name: R. Scott Priest  
Its: Manger

State of Utah)

County of Davis)

On the 29<sup>th</sup> day of December, 2022, personally appeared before me R. Scott Priest, who acknowledged himself/herself to be the Manager of Hill Field Investments, Ltd., a Utah limited liability company, a limited liability company, and that he/she, as such R. Scott Priest, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
NOTARY PUBLIC



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH LINE OF THE HAMMER PROPERTY AS IT IS STAKED ON THE GROUND, BEING 723.71 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 22; AND RUNNING THENCE SOUTH 85°07'44" WEST 435.34 FEET ALONG SAID NORTH LINE TO THE EAST FENCE LINE OF 2700 WEST STREET; THENCE NORTH 4°21'12" EAST 741.69 FEET AND NORTH 7°52'28" EAST 148.83 FEET ALONG SAID FENCE LINE OF 2700 WEST STREET; THENCE NORTH 10°11'30" EAST 113.49 FEET TO A POINT ON THE EAST LINE OF 2700 WEST STREET; THENCE ALONG SAID EAST LINE OF 2700 WEST STREET THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY ALONG THE ARC OF A 2831.90 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 197.70 FEET (CENTRAL ANGLE EQUALS 4°00' AND LONG CHORD BEARS NORTH 12°11'30" EAST 197.66 FEET); NORTH 20°12' EAST 199.90 FEET; AND NORTH 15°33'30" EAST 164.09 FEET TO THE SOUTH BANK OF THE WEBER RIVER; THENCE SOUTH 64°05'50" EAST 52.94 FEET AND SOUTH 51°55'06" EAST 170.40 FEET ALONG SAID SOUTH BANK OF RIVER TO THE SECTION LINE; THENCE NORTH (NORTH 0°02'30" WEST) 283.93 FEET ALONG SAID SECTION LINE TO A POINT 932.58 FEET NORTH (NORTH 0°02'30" WEST) FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE EAST (SOUTH 88°24'49" EAST) 283.14 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 14 TO THE NORTHWESTERLY CORNER OF THE WEBER COUNTY PROPERTY; THENCE ALONG SAID WEBER COUNTY PROPERTY, THE FOLLOWING SIX (6) COURSES: SOUTH (SOUTH 0°02'30" EAST) 932.58 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 14 TO A POINT ON THE SECTION LINE BEING 283.14 FEET EAST (SOUTH 88°24'49" EAST) ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 14; SOUTH 200.00 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 23; EAST (SOUTH 88°24'49" EAST) 450.12 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 23; NORTH 115.58 FEET; EAST APPROXIMATELY 825 FEET (SOUTH 88°24'49" EAST 820.75 FEET) ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 23; AND NORTH 57°47'30" WEST 165.66 FEET TO THE SECTION LINE; THENCE EAST (SOUTH 88°24'49" EAST) 495.29 FEET ALONG THE SECTION LINE TO THE PROJECTION OF AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH 1320 FEET (SOUTH 0°09'17" EAST 1297.64 FEET) ALONG SAID FENCE LINE TO A POINT ON THE NORTH LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTH LINE OF STREET THE FOLLOWING FOUR (4) COURSES: SOUTH 84°22' WEST (SOUTH 84°09' WEST) 1596.43 FEET; SOUTH 85°18'20" WEST 325 FEET (SOUTH 89°40'21" WEST 323.74 FEET) TO THE SECTION LINE; NORTH 5.05 FEET ALONG THE SECTION LINE TO A POINT 1510.00 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 22; AND NORTH 89°38' WEST 574.19 FEET TO THE EAST LINE OF 2700 WEST STREET; THENCE NORTH 35°57'37" EAST 167.02 FEET ALONG SAID EAST LINE OF STREET TO THE SOUTHWEST CORNER OF THE LARSEN PROPERTY; THENCE ALONG SAID LARSEN PROPERTY THE

FOLLOWING THREE (3) COURSES: NORTH 89°09'43" EAST 143.00 FEET; NORTH 0°15'17" WEST 257.30 FEET; AND SOUTH 80°48'09" WEST 134.13 FEET TO THE EAST FENCE LINE OF 2700 WEST STREET; THENCE NORTH 7°17'06" EAST 68.66 FEET ALONG SAID EAST FENCE LINE OF STREET TO THE PROJECTION OF THE SOUTH LINE OF PEHRSON PROPERTY; THENCE NORTH 84°47'45" EAST 588.29 FEET (NORTH 85°02'30" EAST 589.66 FEET) ALONG SAID SOUTH PROPERTY LINE TO A POINT BEING 1025.35 FEET SOUTH 0°14'45" EAST (SOUTH) ALONG THE SECTION LINE AND 129.98 FEET NORTH 84°47'45" EAST (NORTH 85°02'30" EAST) FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 3°56'45" EAST 300.00 FEET (NORTH 4°11'30" EAST 304.15 FEET) ALONG THE EAST PROPERTY LINE OF THE PEHRSON PROPERTY AND THE HAMMER PROPERTY TO A POINT ON THE NORTH LINE OF THE HAMMER PROPERTY AS IT IS STAKED ON THE GROUND; THENCE SOUTH 85°07'44" WEST 152.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO: A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 733.26 FEET FROM SOUTH 88°24'49" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 88°24'49" EAST 680.53 FEET ALONG SAID SECTION LINE; THENCE SOUTH 57°47'30" EAST 165.66 FEET; THENCE WEST APPROXIMATELY 825 FEET (NORTH 88°24'49" WEST 820.75 FEET) ALONG A PARALLEL TO THE SECTION LINE; THENCE NORTH 84.42 FEET TO THE POINT OF BEGINNING.